

FOR SALE



Milton Street, Lincoln
Asking Price Of £105,000


MARTIN&CO

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- Investment Opportunity Only
- Tenants In Situ
- 5.82% Gross Yield
- Mid Terraced Home
- Popular Location

****INVESTMENT OPPORTUNITY ONLY**TENANTS IN SITU**5.82% GROSS YIELD**** Two bedroom mid terraced property situated off Newark Road. Comprising of two double bedrooms, lounge, dining room, kitchen and ground floor bathroom. Private courtyard to the rear and on street parking available. No onward chain.

LOUNGE 10' 7" x 10' 4" (3.239m x 3.167m) PVC window and door to the front aspect, pendant fitting, tiled flooring and a radiator.

DINING ROOM 11' 1" x 10' 8" (3.396m x 3.253m) PVC door to the rear aspect, pendant fitting, tiled flooring and a radiator. Under stairs storage cupboard housing the mains consumer unit and lighting. Open to the kitchen.

KITCHEN 12' 10" x 5' 4" (3.919m x 1.646m) Base and eye level units, roll edge worktops with a tiled splash back and inset stainless steel sink and drainer. Integrated electric oven, gas hob and extractor over with space and plumbing for a washing machine and dishwasher. Tiled flooring, two pendant fittings, radiator and PVC window to the side aspect.



BATHROOM 8' 2" x 5' 4" (2.505m x 1.630m) Low level WC, pedestal wash basin and panel bath with shower head and hose. PVC window to the side aspect, radiator, tiled flooring and a light fitting.

STAIRS / LANDING Carpet flooring and a pendant fitting.

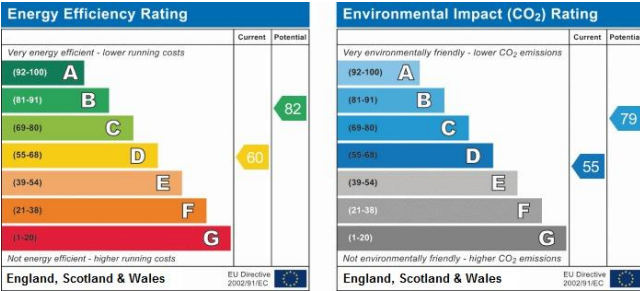
BEDROOM 10' 7" x 10' 5" (3.243m x 3.182m) PVC window to the front aspect, pendant fitting, carpet flooring, radiator and an integrated storage cupboard.

BEDROOM 11' 2" x 10' 8" (3.423m x 3.274m) PVC window to the rear aspect, pendant fitting, carpet flooring, radiator and a storage cupboard housing the combination boiler.

OUTSIDE To the rear offers an enclosed low maintenance courtyard with brick built storage. The front of the property benefits from on street parking.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only . They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

INVESTMENT OPPORTUNITY **GROSS YIELD 5.82%**
 This property has a tenant in situ on a rolling tenancy paying £510pcm.



Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

